



## CVCH – WENATCHEE CAMPUS MASTER PLAN

Hospital Planned Development Amendment Application

### PROJECT DESCRIPTION

### 3.1

This is an amendment to the HPD approved by the Land Use Hearing Examiner dated October 30, 2014. This Amendment is focused on the main entry monument sign and supersedes the previous Amendment Application Dated August 21, 2015.

#### **600 Orondo Ave. – Parcel Number 222010-590758**

The 600 Orondo Avenue property includes the main medical-dental clinic and administration for Columbia Valley Community Health (CVCH). There is an existing main entry monument sign located at mid-block that is partially in the right-of-way. This amendment seeks to affirm the proposed location of the monument sign so that the location, dimensions and elements of the entry sign are incorporated into the HPD approval.

The other monument signs at the corner of Orondo Avenue and Alaska Street, Douglas Street and Idaho Street, and Idaho Street and Orondo will remain as previously permitted by the City and are not part the subject of this Amendment.

It is the owner's intent to upgrade the monument sign to include a reader board as previously approved in the HPD. The monument sign will be moved northwest to be fully out of the right-of-way (as recommended by the City Engineer) and will be configured to maximize the sign copy area of 40 square feet. The sign will be a total of 8 feet high from the existing surrounding grade to the top of the sign. The existing sign is located within 3'-6" of the main entry drive and the owner proposes to move the sign approximately 5'-6" southwest of its current location putting it approximately 9'-0" away from the main entry drive. See rendered sign on attached drawing A1.1, which also outlines the location of the sign and dimensioned elevation depicting the proposed sign.

Moving the sign away from the entry drive will allow for better visibility of the sign as well as better visibility for vehicles as they leave the site. This will require that one parking space be eliminated along with one concrete planter box. This change will allow for a larger planting area creating a stronger aesthetic around the sign. We are also requesting to modify the landscaping to remove the tree in the next concrete planter box to the southwest for visibility of the sign. The tree will be replaced with lower plantings within the existing concrete planter box.

The sign base will be constructed of concrete and the graphic portions will be cut into it. The total width of the base is 8'-5". The graphic portions including the reader board is of varying heights and widths with an overall width of 9'-9" and 5'-1" high for a total height of 8'-0". The southeast edge of the sign will align with the east property line with no setback from the right of way.

## CVCH – WENATCHEE CAMPUS MASTER PLAN

Hospital Planned Development Amendment Application

---

### PROJECT DESCRIPTION

### 3.2

The parking requirements before recent construction activity was 144 parking spaces (this includes the parking reduction incentive of 80%). With the elimination of one parking stall the site currently provides 163 parking spaces. Upon completion, the current construction and additions will increase the required parking spaces to 164 spaces. This is a complex phased construction project due to the fact that the facility must be fully operational during construction, which requires moving departments around while their current location is being remodeled or a new space is ready for occupancy. During construction the total required number of parking spaces will be lower due to the fact that the section of building under construction will not be occupied. A part of the phasing includes the construction of the Idaho Street parking lot which will add 12 spaces for a new total of 175 parking spaces, which exceeds the required number by 11 spaces. During construction of Phase 1 the gross facility area is 12,862 square feet less than full build out, which equates to 123 parking spaces. During Phase 2 the gross facility area is 9,365 square feet less than full build out, which equates to 134 parking spaces. During Phase 3 the gross facility area is 4,364 square feet less than full build out, which equates to 150 parking spaces. During Phase 4 the gross facility area is 3,058 square feet less than full build out, which equates to 154 parking spaces. This shows that during each phase of construction the site exceeds the number of parking spaces required. However, at the end of construction (Phase 4) when the facility is fully occupied the existing site will be below the required 164 spaces by one space. While this does not count toward the required parking, it is important to note that CVCH is adding 4 parallel parking spaces along Idaho Street with the currently planned upgrades. This work will coincide with the installation of the monument sign in the spring of 2016. These spaces are in the right-of-way, and are in addition to the total number of parking spaces available around the campus. Once the parking lot is completed in the spring of 2017 (three month construction duration) the site will be up to a total of 175 parking spaces.

The main entry monument sign with reader board is one aspect in the overall design of the Columbia Valley Community Health Campus on Orondo. The requirements of WCC Section 10.42.060 includes “the proposal will be superior to or more innovative than conventional development and will provide greater public benefit than required under adopted zoning standard”. The CVCH Clinic on Orondo has become a jewel to the Wenatchee community and with the completion of its current construction project the facility will create an aesthetically pleasing campus. CVCH has created an uplifting environment for its patients, staff and neighbors. The reader board further enhances the patient centered focus by giving them information on wait times for CVCH’s Express Care as well as notifications for other health awareness items such as flu shots. Furthermore, the information provided on the reader board will help in serving the patients more efficiently, which will in turn reduce traffic and parking.

**CVCH – WENATCHEE CAMPUS MASTER PLAN**

Hospital Planned Development Amendment Application

---

**PROJECT DESCRIPTION****3.3**

We believe the monument sign fits nicely into the surrounding landscaping and overall design of the campus. In the design of the signs we purposely utilized elements/materials that are in harmony with the facility and the surrounding environment.

The amended HPD application will not cause significant adverse impacts to the neighbors. The new sign improves and relocates the existing sign, such that very few neighbors will notice the change. The reader board is positioned so it doesn't directly face any neighbors. The monument sign must also be evaluated by looking at the entire site, including the composition of landscaping, the overall architecture, as well as the drastic improvements undertaken by CVCH. CVCH is a great neighbor and will continue to be so for years to come.

Since this is a change to the HPD Amendment that was recently submitted CVCH is willing to pay all additional printing and mailing cost for this modification.